

EXHIBIT A

Legal Description:

DESCRIPTION 1.284 ACRE TRACT

Situated in Section 33, Town 4, Range 5 East, City of Trotwood, Montgomery County, Ohio and being all of the lands of Leo K. Jr. and Loretta M. Davis as recorded in IR Deed 15-037665 and being further described as follows:

Beginning at a point found by measuring from an existing x-notch on a stone found in a monument box at the Southeast corner of the Northwest Quarter of said Section 33, said point being on the Northerly line of the lands of Patricia S. Booker, et al, as recorded in IR Deed 02-070485, along said Northerly line, South 87° 14' 27" West, 648.84 feet to a set iron pin on the Westerly line of the lands of James W. and Wanda R. King as recorded in Deed MF 86-451B08 and the true point of beginning;

thence from the point of beginning thus found, continuing along said Northerly line, South 87° 14' 27" West, 11.01 feet to an existing iron pin capped by SWD found on the Easterly line of the lands of Marion F. and Evelyn S. Brown as recorded in IR Deed 06-047133;

thence leaving said Northerly line, along said Easterly line, North 04° 38' 41" West, 489.98 feet to an existing 1" iron pipe found on the Southerly line of the lands of Gary A. Swisher as recorded in Deed MF 93-765A01;

thence leaving said Easterly line, along said Southerly line, North 86° 45' 09" East, 659.04 feet to a set Mag Nail on the centerline of North Union Road (a 40.00 foot publicly dedicated roadway) and the Easterly line of said Section 33, and witnessed by a set iron pin on the Westerly right-of-way line of said North Union Road, South 86° 45' 09" West at 20.00 feet;

thence leaving said Southerly line, along said centerline and said Section line, South 04° 43' 09" East, 78.00 feet to a set Mag Nail and witnessed by a set iron pin on the Westerly right-of-way line of said North Union Road, South 86° 45' 09" West at 20.00 feet, said point being on the Northerly line of the lands of Pat Cosca as recorded in IR Deed 14.031296;

thence leaving said centerline and said Section line, along said Northerly line, South 86° 45' 09" West, 245.21 feet to an existing iron pin capped by SWD found and passing onto the Northerly line of the aforementioned lands of James W. and Wanda R. King a total distance of 648.14 feet to a set iron pin on the Westerly line of said lands of James W. and Wanda R. King said point being on a line 11.00 feet parallel and adjacent to the aforementioned lands of Marion F. and Evelyn S. Brown, and witnessed by an existing iron pin capped by SWD, South 86° 45' 09" West at 9.83 feet;

thence leaving said Northerly line, along said Westerly line, South 04° 38' 41" East, 412.08 feet, to the true point of beginning and containing 1.284 acres of land (of which 0.036 acres are

situated in the existing right-of-way of said North Union Road) and being subject to all restrictions, easements, and rights-of-way of record.

Bearing reference: Easterly line (N 04° 43' 09" W) as shown on Deed MF 86-451808.

All of the above recording references are to the Montgomery County, Ohio records.

As used in this description "set iron pin" designates a 5/8" x 30" reinforcement rod with a plastic I.D. cap with the label T.L.S. #7684.

The above description was prepared by Todd K. Turner of Tri-State Location Services, Registered Surveyor #7684 in the State of Ohio, and based on a survey dated September 23, 2017 and as filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2017, Page 0287.